



# Enterprise Town Advisory Board AGENDA

Date & Time: September 30, 2015, 6:00 p.m.  
Location: Windmill Library, 7060 W. Windmill Ln., Las Vegas, NV.  
Board Members: Frank J. Kapriva – Chair Cheryl Wilson– Vice-Chair  
David Chestnut Laura Ring Rocky Brandonisio  
Secretary: Edie Krieger 702-361-2341, ediekrie@gmail.com  
Posting Locations: Windmill Library, Einstein Bros. Bagels 3837 Blue Diamond Rd,  
Posted: September 24, 2015 Enterprise Library 25 E. Shelbourne Avenue, Whole Foods Market 6689 LVBS  
www.clarkcountynv.gov

.....  
All items listed on the agenda are for action by the Enterprise Town Advisory Board unless otherwise noted. Action may consist of any of the following: recommend approval, recommend denial, and recommend conditions of approval hold or table.

The Windmill Library is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.  
.....

## **CALL TO ORDER:**

## **PLEDGE OF ALLEGIANCE:**

## **ROLL CALL:**

## **INTRODUCTION OF COUNTY STAFF:**

## **PROCEDURES & CONDUCT:**

1. This meeting has been duly notified and is conducted in conformance with open meeting law.
2. Please turn off or mute all cell phones, pagers & other electronic devices.
3. Please take all private conversations outside the room
4. Request all attendees sign in
5. Observe the protocol for speaking before the Board. The protocol is posted in the meeting room. Also see Public Comments guidelines below.

## **PUBLIC COMMENTS:**

This is a period devoted to comments by the general public about items on **this** agenda only. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Zoning Agenda Items at the time they are presented. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Public Comments" period listed at the end of this agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation this will be done by the Chair or the Board by majority vote.

## **REGULAR BUSINESS**

1. Approve the Minutes for the meeting held on September 9, 2015. (Requires a vote of the Board.)
2. Approve the Agenda with any corrections, deletions or changes. (Requires a vote of the Board.)
  1. Items on the agenda may be taken out of order.
  2. The Town Advisory Board may combine two or more agenda items for consideration.
  3. The Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.

BOARD OF COUNTY COMMISSIONERS  
STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair  
SUSAN BRAGER – TOM COLLINS – CHRIS GIUNCHIGLIANI – MARY BETH SCOW – LAWRENCE WEEKLY  
DON BURNETTE, County Manager

Meeting Location: Windmill Library, 7060 W. Windmill Ln., Las Vegas, NV.



# Enterprise Town Advisory Board

## AGENDA

### ANNOUNCEMENTS

### ZONING AGENDA:

1. **TM-0156-15 – CH ANGELUS IV, ET AL:**  
**TENTATIVE MAP** consisting of 27 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Buffalo Drive and Eldorado Lane within Enterprise. SS/mk/ml (For possible action) **10/07/15 BCC**  
**PREVIOUS ACTION**  
Enterprise TAB September 9, 2015: HOLD to the September 30, 2015 TAB meeting per agreement with the applicant to provide drawings and more input from Public Works – Development Review. (Previously heard)
2. **VS-0528-15 – CH ANGELUS IV LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Buffalo Drive and Amesbury Street and between Eldorado Lane and Warm Springs Road within Enterprise (description on file). SS/mk/ml (For possible action) **10/07/15 BCC**  
**PREVIOUS ACTION**  
Enterprise TAB September 9, 2015: HOLD to the September 30, 2015 TAB meeting per agreement with the applicant to provide drawings and more input from Public Works – Development Review. (Previously heard)
3. **ZC-0527-15 – CH ANGELUS IV LLC, ET AL:**  
**ZONE CHANGE** to reclassify 5.0 acres from C-2 (General Commercial) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** for a reduced distance of a driveway location along Eldorado Lane (street off-set) per Standard Drawing #222.  
**DESIGN REVIEWS** for the following: 1) a single family residential development; and 2) increased finish grade in conjunction with a proposed single family residential development. Generally located on the northeast corner of Buffalo Drive and Eldorado Lane within Enterprise (description on file). SS/mk/ml (For possible action) **10/07/15 BCC**  
**PREVIOUS ACTION**  
Enterprise TAB September 9, 2015: HOLD to the September 30, 2015 TAB meeting per agreement with the applicant to provide drawings and more input from Public Works – Development Review. (Previously heard)
4. **DR-0408-15 – ZAK MAK, LLC, ET AL:**  
**DESIGN REVIEW** for a single family residential development on 37.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east and west sides of Tenaya Way and the north and south sides of Ford Avenue within Enterprise. SB/gc/ml (For possible action) **10/06/15 PC**  
**PREVIOUS ACTION**  
Enterprise TAB July 15, 2015: HELD to the July 29, 2015 TAB meeting with the agreement of the applicant to meet with staff to clarify conditions related to equestrian trail along Cougar alignment and to hold neighborhood meeting to discuss design. (Previously heard)  
Enterprise TAB July 29, 2015: HELD to the August 26, 2015 TAB meeting per prior request of the applicant. (Not heard)  
Enterprise TAB August 26, 2015: HELD per prior request of the applicant to the 9-30-15 TAB & 10-6-15 PC (Not heard)

BOARD OF COUNTY COMMISSIONERS  
STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair  
SUSAN BRAGER – TOM COLLINS – CHRIS GIUNCHIGLIANI – MARY BETH SCOW – LAWRENCE WEEKLY  
DON BURNETTE, County Manager

Meeting Location: Windmill Library, 7060 W. Windmill Ln., Las Vegas, NV.



# Enterprise Town Advisory Board

## AGENDA

5. **TM-0122-15 – ZAK MAK, LLC, ET AL:**  
**TENTATIVE MAP** consisting of 65 single family residential lots on 37.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east and west sides of Tenaya Way and the north and south sides of Ford Avenue within Enterprise. SB/gc/ml (For possible action) **10/06/15 PC**  
**PREVIOUS ACTION**  
Enterprise TAB July 15, 2015: HELD to the July 29, 2015 TAB meeting with the agreement of the applicant to meet with staff to clarify conditions related to equestrian trail along Cougar alignment and to hold neighborhood meeting to discuss design. (Previously heard)  
Enterprise TAB July 29, 2015: HELD to the August 26, 2015 TAB meeting per prior request of the applicant. (Not heard)  
Enterprise TAB August 26, 2015: HELD per prior request of the applicant to the 9-30-15 TAB & 10-6-15 PC (Not heard)
6. **VS-0409-15 – ZAK MAK, LLC, ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Wigwam Avenue and Ford Avenue (alignment), and between Monte Cristo Way (alignment) and Belcastro Street (alignment); and a portion of right-of-way being Cougar Avenue located between Monte Cristo Way and Tenaya Way (alignment) within Enterprise (description on file). SB/gc/ml (For possible action) **10/06/15 PC**  
**PREVIOUS ACTION**  
Enterprise TAB July 15, 2015: HELD to the July 29, 2015 TAB meeting with the agreement of the applicant to meet with staff to clarify conditions related to equestrian trail along Cougar alignment and to hold neighborhood meeting to discuss design. (Previously heard)  
Enterprise TAB July 29, 2015: HELD to the August 26, 2015 TAB meeting per prior request of the applicant. (Not heard)  
Enterprise TAB August 26, 2015: HELD per prior request of the applicant to the 9-30-15 TAB & 10-6-15 PC (Not heard)
7. **UC-0463-13 (AR-0072-15) – WESTGATE RESORTS, LTD:**  
**USE PERMIT FIRST APPLICATION FOR REVIEW** of a vehicle rental facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased number of vehicles for rent; and **2)** reduced parking in conjunction with a commercial building on 2.4 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Giles Street and Warm Springs Road within Enterprise. SS/jvm/ml (For possible action) **10/20/15 PC**
8. **UC-0318-11 (ET-0074-15) – NAMAZ, LLC:**  
**USE PERMITS SECOND EXTENSION OF TIME** to commence the following: **1)** retail sales and services; **2)** convenience store with gasoline sales; **3)** alcohol sales – packaged (liquor, beer and wine); and **4)** on-premises consumption of alcohol (service bar) in conjunction with a restaurant.  
**DESIGN REVIEW** for a future commercial retail development on 3.7 acres in an H-2 (General Highway Frontage) Zone in the Mountain's Edge Master Planned Community. Generally located on the southeast corner of Blue Diamond Road and Tenaya Way within Enterprise. SB/co/ml (For possible action) **10/20/15 PC**



# Enterprise Town Advisory Board

## AGENDA

9. **NZC-0578-15 – MOSAIC FOUR, LLC:**  
**ZONE CHANGE** to reclassify 12.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District.  
**DESIGN REVIEW** for a proposed single family residential development. Generally located on the west side of Fort Apache Road and the north side of Gomer Road within Enterprise (description on file). SB/rk/ml (For possible action) **10/20/15 PC**
10. **NZC-0601-15 – ROBINDALE ACRES, LLC:**  
**ZONE CHANGE** to reclassify 3.1 acres from R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone.  
**DESIGN REVIEWS** for the following: **1)** a proposed mini-warehouse facility; and **2)** a proposed recreational vehicle and boat storage facility. Generally located on the north side of Robindale Road, 1,250 feet west of Decatur Boulevard within Enterprise (description on file). SS/dg/ml (For possible action) **10/20/15 PC**
11. **VS-0559-15 – GAUGHAN SOUTH, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Le Baron Avenue and Frias Avenue, and between Interstate 15 and Las Vegas Boulevard South and a portion of right-of-way being Pyle Avenue located between Interstate 15 and Ensworth Street within Enterprise (description on file). SS/co/ml (For possible action) **10/20/15 PC**
12. **VS-0560-15 – D.R. HORTON:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Chartan Avenue and Starr Avenue and between Gilespe Street and La Cienega Street within Enterprise (description on file). SS/co/ml (For possible action) **10/20/15 PC**
13. **VS-0561-15 – D.R. HORTON, INC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Doobie Avenue and Neal Avenue, and between Rancho Destino Road and Gilespe Street within Enterprise (description on file). SB/co/ml (For possible action) **10/20/15 PC**
14. **VS-0562-15 – BLUE DIAMOND PLACE, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Blue Diamond Road and Ford Avenue and between Decatur Boulevard and Cameron Street within Enterprise (description on file). SB/co/ml (For possible action) **10/20/15 PC**
15. **VS-0586-15 – CENTURY COMMUNITIES OF NEVADA, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Mountains Edge Parkway and Cactus Avenue and between El Capitan Way and Durango Drive within Enterprise (description on file). SB/co/ml (For possible action) **10/20/15 PC**
16. **WS-0321-13 (ET-0069-15) – RYANIK LAS VEGAS HOLDING, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to commence waiving off-site improvements along Erie Avenue and Bermuda Road in conjunction with a single family residential development on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Erie Avenue and the west side Bermuda Road within Enterprise. SS/co/ml (For possible action) **10/21/15 BCC**

BOARD OF COUNTY COMMISSIONERS  
STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair  
SUSAN BRAGER – TOM COLLINS – CHRIS GIUNCHIGLIANI – MARY BETH SCOW – LAWRENCE WEEKLY  
DON BURNETTE, County Manager

Meeting Location: Windmill Library, 7060 W. Windmill Ln., Las Vegas, NV.



# Enterprise Town Advisory Board

## AGENDA

17. **TM-0166-15 - LEWIS INVESTMENT COMPANY OF NEVADA, LLC:**  
**TENTATIVE MAP** consisting of 118 single family residential lots and common lots on 15.5 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the east side of Grand Canyon Drive and the south side of Serene Avenue within Enterprise. SB/pb/ml (For possible action) **10/21/15 BCC**
18. **TM-0167-15 - LH VENTURES, LLC:**  
**TENTATIVE MAP** consisting of 55 single family residential lots and common lots on 10.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Cougar Avenue within Enterprise. SB/pb/ml (For possible action) **10/21/15 BCC**
19. **UC-0595-15 – SOUTHERN HILLS BAPTIST CHURCH, ET AL:**  
**USE PERMIT** for a proposed school.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased building height; **2)** alternative landscaping; and **3)** off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).  
**WAIVER OF CONDITIONS** of a use permit (UC-0078-15) requiring per revised plans dated April 21, 2015.  
**DESIGN REVIEW** for a proposed school on a portion of 10.0 acres in an R-E (Rural Estates Residential) Zone and an H-2 (General Highway Frontage) Zone in the MUD-3 Overlay District. Generally located on the south side of Pebble Road (alignment), 300 feet east of Torrey Pines Drive within Enterprise. SB/pb/ml (For possible action) **10/21/15 BCC**
20. **UC-0596-15 – SOUTHERN HILLS BAPTIST CHURCH, ET AL:**  
**USE PERMIT** to modify an approved place of worship.  
**WAIVER OF CONDITIONS** of a use permit (UC-0078-15) requiring per revised plans dated April 21, 2015.  
**DESIGN REVIEW** for modifications to an approved place of worship on a portion of 10.0 acres in an R-E (Rural Estates Residential) Zone and an H-2 (General Highway Frontage) Zone in the MUD-3 Overlay District. Generally located on the south side of Pebble Road (alignment), 300 feet east of Torrey Pines Drive within Enterprise. SB/pb/ml (For possible action) **10/21/15 BCC**
21. **VS-0592-15 - LEWIS INVESTMENT COMPANY OF NEVADA, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Grand Canyon Drive (alignment) and Chieftain Street (alignment) and between Serene Avenue (alignment) and Meranto Avenue (alignment) within Enterprise (description on file). SB/pb/ml (For possible action) **10/21/15 BCC**
22. **VS-0599-15 – LH VENTURES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Cougar Avenue and Ford Avenue and between Rainbow Boulevard and Redwood Street, and a portion of right-of-way being Rainbow Boulevard located between Cougar Avenue and Ford Avenue, and a portion of Ford Avenue between Rainbow Boulevard and Redwood Street within Enterprise (description on file). SB/pb/ml (For possible action) **10/21/15 BCC**



# Enterprise Town Advisory Board

## AGENDA

23. **ZC-0587-15 – ROSS, CARL LIVING TRUST:**  
**ZONE CHANGE** to reclassify 8.4 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) (AE-60) Zone to C-2 (General Commercial) Zone and C-2 (General Commercial) (AE-60) Zone.  
**DESIGN REVIEW** for a proposed shopping center consisting of retail pad sites, restaurants, bank with drive-thru, tavern, and car wash in the MUD-3 and MUD-4 Overlay Districts. Generally located on the north side of St. Rose Parkway, 200 feet west of Amigo Street within Enterprise (description on file). SS/dg/ml (For possible action) **10/21/15 BCC**
24. **ZC-0591-15 – LEWIS INVESTMENT COMPANY OF NEVADA, LLC:**  
**ZONE CHANGE** to reclassify 15.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District.  
**DESIGN REVIEWS** for the following: **1)** a proposed single family residential development; and **2)** increased finished grade. Generally located on the east side of Grand Canyon Drive and the south side of Serene Avenue within Enterprise (description on file). SB/pb/ml (For possible action) **10/21/15 BCC**
25. **ZC-0598-15 – LH VENTURES, LLC:**  
**ZONE CHANGE** to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased building height; **2)** increased length of architectural enclosures; **3)** increased wall height; and **4)** modified street improvements in accordance with Clark County's Uniform Standard Drawings.  
**WAIVER OF CONDITIONS** of a non-conforming zone change (NZC-0577-13) requiring right-of-way dedication to include 30 feet for Ford Avenue and associated spandrels.  
**DESIGN REVIEWS** for the following: **1)** a proposed single family residential development; and **2)** increased finished grade on 10.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Cougar Avenue within Enterprise (description on file). SB/pb/ml (For possible action) **10/21/15 BCC**

### **GENERAL BUSINESS:**

1. TAB discuss and take public input regarding suggestions for next funding year budget requests. (For possible action)

### **PUBLIC COMMENTS:**

No discussion, action, or vote may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation this will be done by the Chair or the Board by majority vote.

**NEXT MEETING DATE:** October 14, 2015, 6:00 pm

### **ADJOURNMENT:**

BOARD OF COUNTY COMMISSIONERS  
STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair  
SUSAN BRAGER – TOM COLLINS – CHRIS GIUNCHIGLIANI – MARY BETH SCOW – LAWRENCE WEEKLY  
DON BURNETTE, County Manager

Meeting Location: Windmill Library, 7060 W. Windmill Ln., Las Vegas, NV.